



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street

Los Angeles, California 90012

Meeting Date: February 25, 2015 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Modugno, Valadez, Louie, Pedersen

Absent: Third District vacant

Ex Officio Members:

Director of Public Works: Mr. Fabrizio Pachano, Senior Civil Engineer

County Counsel: Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Mitch Glaser, Assistant Administrator, Current Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Louie representing the Second Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Valadez/Louie – That the agenda for February 25, 2015 be approved.

At the direction of the Vice Chair, the agenda was approved with Commissioners Valadez, Louie and Modugno in favor and Pedersen being recorded as absent from vote and Third District Commissioner being recorded as vacant as no appointment has been selected yet.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

4. There were no reports given by Director/Deputy Director.

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PUBLIC HEARINGS

Special Projects

Action Taken as Noted

5. (Continued from 05/14/14, 09/17/14 & 12/03/14). Project No. 03-337-(4). Applicant: Susie Tsai. 11237 Gladhill Road, Whittier. Southeast Whittier Zoned District. a. Vesting Tentative Tract Map No. 060513. To create one (1) multi-family lot on 0.98 gross acres to construct 15 detached condominium units in the R-A (Residential Agricultural) zone. b. Conditional Use Permit No. 03-337-(4). To authorize the construction of townhomes within the R-A (Residential Agricultural) zone. c. Housing Permit No. 201200001-(4). Administrative Housing Permit to allow by-right a density bonus (20%) for three (3) density bonus units (15 units total) with two (2) units being set aside for lower income (80% AMI). The project also qualifies as an infill residential project and meets all applicable criteria of the County Wide Land Use Policy Map regarding permitted density. d. Environmental Assessment No. 201300268-(4). To consider a Negative Declaration as it has been determined that the project will not have a significant effect on the environment pursuant to CEQA.

Ms. Aranda informed the Commission that the applicant submitted a revised vesting tentative tract map/exhibit map to Department of Public Works for their review and comments. Public Works submitted a letter indicating that they put a hold on the map to allow the applicant to submit a revised Hydrology Report and minor corrections to the exhibit map. The applicant is schedule to meet with the Subdivision Committee on Thursday, March 5, 2015 and to obtain clearance. Therefore, staff is requesting that the item be continued.

Motion/second by Commissioners Louie/Valadez – That the Regional Planning Commission continue the item to Wednesday, May 13, 2015 to allow the applicant to meet with Subdivision Committee and to allow time for agency review and tentative map clearance.

At the direction of the Vice Chair, the item was continued to Wednesday, May 13, 2015, 2015.

Current Planning

Project Approved

6. Project No. R2014-02159-(1-5). Advance Planning Case No. 201400007-(1-5). Living Suite Ordinance. Unincorporated communities of Los Angeles County. To consider an ordinance amending Title 22 (Planning and Zoning) of the Los Angeles County Code to establish regulations concerning living suites. A living suite is a portion

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PUBLIC HEARINGS (Cont.)

Current Planning

of a residence with one additional kitchen that provides flexible living arrangements for the household which occupies the residence. Pursuant to the proposed ordinance, living suites could be included in dwelling units only in new residential planned developments requiring a Conditional Use Permit within the Residential Planned Development Zone. This project has been determined to be exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines because adoption of the ordinance will not result in any indirect physical change in the environment that is reasonably foreseeable at this time.

Mr. Glaser presented the staff report and indicated that the intent of the ordinance is to increase housing opportunities in the region by allowing a new housing product type that is desired by the home-buying market, especially multigenerational households. The ordinance would allow residences with living suites only within master-planned communities in the Residential Planned Development (RPD) Zone. A zone change would be required to establish the RPD Zone and a Conditional Use Permit (CUP) would be required to develop a master-planned community in that zone. The ordinance would only apply to CUPs that will be considered by decision-making bodies after the effective date of the proposed ordinance.

The ordinance also includes provisions that would not allow a second unit to be established on a lot where a residence with a living suite has already been established. These provisions would give homebuilders the option to decide whether to develop residences with living suites or to utilize existing avenues to develop second units, which are a different housing product type.

The Commission expressed concerns regarding the definitions of the terms "dwelling unit" and "living suite" and sought clarification regarding how the ordinance would apply to multi-family development. Mr. Glaser stated that the staff report to the Board of Supervisors would include additional clarification and examples to ensure that constituents understood the applicability and potential impacts. Mr. Nicchitta stated that his office had reviewed the ordinance and that modifications to the definition of the term "dwelling unit" may not be necessary and may be excluded from the final version of the ordinance.

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PUBLIC HEARINGS (Cont.)

Zoning Permits

Motion/second by Commissioners Pedersen/Valadez – That the Regional Planning Commission close the public hearing, find that the project is exempt from environmental review pursuant to Section 15061(b) (3) of the CEQA Guidelines, adopt the resolution recommending adoption of the proposed ordinance by the Board of Supervisors, and for staff to forward the proposed ordinance to the Board of Supervisors for consideration in a public hearing.

At the direction of the Vice Chair, the item passed with Commissioners Pedersen, Valadez, Modugno and Louie in favor and Third District Commissioner being recorded as vacant as no appointment has been selected yet.

Special Projects

Project Approved

7. **Project No. R2014-01462-(4). Coastal Development Permit No. 201400003. Applicant: City of Los Angeles. Road right-of-way, Marquesas Way/Via Marina. Playa del Rey Zoned District. To authorize construction of a new 54 inch diameter force main sewer, of which approximately 0.75 miles is in the County jurisdiction (entire length of sewer line will be approximately two-miles), within the Marina del Rey Specific Plan Zone and road right-of-way and parking land use category. The alignment of the new sewer would proceed east under the grand canal along Marquesas Way, then southeasterly on Via Marina and in portions of the County Parking Lot 13, then under the Marina del Rey Channel entrance and Ballona Creek to a point on the south side of Ballona Creek and Pacific Avenue. The City of Los Angeles certified an Environmental Impact Report (EIR) on January 12, 2010. The City of Los Angeles is the "lead agency" and Los Angeles County is a "responsible agency" for this project pursuant to CEQA. The County Regional Planning Commission will consider the environmental effects of the project as shown in the EIR certified by the City of Los Angeles prior to reaching a decision on the project.**

Ms. Gutierrez presented the staff report and read into the record revised Condition No. 23 – A minimum of one through-lane in each direction and a southbound turn lane on to Marquesas Way, Tahiti Way, Bora Bora Way and NW Passage shall remain open on Via Marina at all times, throughout duration of the project.

Testimony was followed by representatives from the City of Los Angeles, Dr. Jan Green Rebstock, Abid Chowdhry and Fred Burnett in favor of the project. Three members of the public spoke with favor of the project citing possible environmental risks such as sewage spillage if the project was not completed. Nine members raised concerns with the project

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PUBLIC HEARINGS (Cont.)

Special Projects

related to traffic impacts, construction pit locations, and oil wells detection. The concerns raised were addressed by the applicant in response to questions from the Commission.

Discussion was followed by the Commission and staff and they raised the following questions for the applicant: 1) why construction pit number six is located on the east side of the street and not the west side; 2) what noise producing activity is involved in the one-hour setup and teardown activity; 3) will gas monitoring be continuous; and 4) why more parking spaces in the County Parking Lot are not being used for the Project.

The representatives stated that pit number six is located on the east side of the street and not the west side, due to the location of known oil well and due to the curvature of the street the pit were located in a way to ensure the underground pipe stays within the public right-of-way. The City stated that noise producing activity involved in the one-hour setup and teardown timeframe typically includes construction meetings, equipment warm-up and re-fueling of equipment. The City stated that gas monitoring would be continuous at the construction pit locations. The City stated that they did not want to utilize all the of public parking spaces in County Parking Lot 13 because they believed available public parking for coastal access was important to the California Coastal Commission.

The Commission made an addition to the conditions of approval to include a requirement that the City conduct a quarterly meeting with the Los Angeles County Department of Public Works and other County agencies as needed to discuss the implementation of the Traffic Control Plan and determine if changes should be made.

Motion/second by Commissioners Pedersen/Louie – That the Regional Planning Commission close the public hearing and acting on behalf of the County as responsible agency pursuant to the California Environmental Quality Act, and having reviewed and considered the EIR (SCH No. 2003031001) prepared for the project and certified by the lead agency, City of Los Angeles, adopt the CEQA Findings and Fact and Statement of Overriding considerations and Mitigation Monitoring and Reporting Program for the project.

Motion/second by Commissioners Pedersen/Louie – That the Regional Planning Commission approve Coastal Development Permit No. 201400003 with findings and conditions of approval.

At the direction of the Vice Chair, the item passed with Commissioners Pedersen, Louie Modugno and Valadez in favor and Third District Commissioner being recorded as vacant as no appointment has been selected yet. The appeal period for this item ends on Wednesday, March 11, 2015.

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PUBLIC COMMENT

8. Public comment pursuant to Section 54954.3 of the Government Code.

Public comment was provided by Kathy Knight, Patricia McPherson, Jeanette Vosburg and Jon Nahhas who expressed their concerns on: 1) Brown Act Violation of meeting materials not being available in hearing room for member of the public to view; 2) trial court proceeding documents should also be available; 3) protection of wildlife consideration for wintering monarch butterflies site; and 4) ground water being dumped into the sewer which should be saved for ballona wet lands.

CONTINUATION OF REPORTS

9. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

10. Commission/Counsel/Director Reports

There were no reports given by Commission/Counsel/Director.

ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 11:55 a.m. to Wednesday, March 4, 2015.



Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE



Pat Modugno, Vice Chair



Mitch Glaser, Assistant Administrator
Current Planning Division